

Courtesy Of Justin L Griffith Of The Good Real Estate Company

# \$229,900 - 111 17407 99 Avenue, Edmonton

MLS® #E4431608

**\$229,900**

2 Bedroom, 2.00 Bathroom, 945 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Well-located main floor corner unit at The Marquee in Terra Losa—close to shopping, WEM, Misericordia Hospital, Stony Plain Road, and more. This 944 sq ft unit features a spacious foyer, in-suite laundry, and 2 bedrooms on opposite sides for privacy. The open layout includes a bright living area with a corner gas fireplace and patio doors to a large L-shaped patio surrounded by green space. The kitchen opens to a dining area with a window for natural light. The primary bedroom includes dual closets and a 3-pc ensuite. The second bedroom and full bath are on the other side of the unit beside one another. Comes with 2 titled parking stalls—1 underground with a storage cage, and 1 surface stall near the entrance. Newer appliances: fridge and microwave (2022), washer/dryer and central A/C (2024). Building amenities include a social room and a gym.

Built in 2006

## Essential Information

MLS® #	E4431608
Price	\$229,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	945



17407 99 Street NW, Edmonton, AB, T5X 5V4  
All information is provided for general informational purposes only. It is not intended to constitute an offer of real estate services. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	111 17407 99 Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W7

### **Amenities**

Amenities	Deck, Exercise Room, Parking-Visitor, Party Room
Parking Spaces	2
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed April 18th, 2025

Days on Market 6

Zoning Zone 20

Condo Fee \$556

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Listing information last updated on April 24th, 2025 at 1:17pm MDT